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**S-4293**  
**PINE ACRES SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**March 29, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner Robert C. Hockema, representing property owner Hawk Holdings, LLC, and also represented by surveyor R.W. Gross and Associates, is seeking primary approval for a three lot subdivision on 7.009 acres, located at the southwest corner of CR 100 N and CR 900 E, in Perry 22 (NE) 22-3.

**AREA ZONING PATTERNS:**

The site is zoned A, Agricultural, as is all surrounding property. AW zoning is in place a half mile to the west; a subdivision is zoned R1 a half mile to the south.

**AREA LAND USE PATTERNS:**

There is an existing house and outbuildings on Lot 1; Lots 2 and 3 are unimproved. Surrounding land uses can be categorized as large lot residential, with farmland beyond the houses to the northeast, south, and southwest.

The parent tract is a ten acre tract described in a deed recorded in 1976. These ten acres were parcelized into two parcels in 2002; this subdivision request is dividing parcel 1 of P02-93. This minor subdivision of three lots, plus the one existing parcel, will use up the four division rights from the ten acre parent tract. Recording a dissolution of parcel 1 of P02-93 will be a condition of approval of the final plat.

**TRAFFIC AND TRANSPORTATION:**

CR 900 E is classified as a rural secondary arterial; CR 100 N is a rural local road per the adopted *County Thoroughfare Plan*. The required half-width rights-of-way for both roads are already in place. (The right-of-way was granted to the county during the parcelization process.) The County Highway Department has approved the “no vehicular access” statement locations as well as potential driveway locations shown on the sketch plan.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

A letter from the County Health Department indicates that there is a seasonal high water table on site that will require a condition on the final plat. The Health Department has given petitioner two options to lower the water table; this is necessary in order to satisfy their ordinance requirements. The letter from the department states that:

Lot one has an established single family dwelling located on it with well and septic system in place. Based on soil reports...lots two and three are suitable for shallow trench subsurface absorption systems with perimeter drains to

lower seasonal high water table. Both lots will require a perimeter drain outlet at a minimum depth of 48 inches for proper design of shallow subsurface system to be completed and 32 inches for elevated sand mounds. Conditional approval is based on providing an easement to the existing drainage easement on lot one now in place which discharges to the ditch along County Road 100 North. The other alternative would be obtaining permission from the County Highway Department to place a tile in the right-of-way along County Road 100 North to discharge into the culvert at the northwest corner of lot one to serve both lots two and three.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. A "No Vehicular Access" statement shall be platted along the CR 900 E and CR 100 N right-of-way line as shown on the sketch plan.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. Either a drainage easement approved by the County Health Department, or approval from the County Highway Department to place a tile in the right-of-way to discharge perimeter drains into an existing county culvert shall be obtained prior to final plat approval.
4. All required building setbacks shall be platted.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.
7. The document dissolving P02-93 parcel 1 shall be recorded.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.